

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **February 5, 2007**

Members Present-

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Barry Ginn-Barrineau Ginn & Associates, Inc., Lee Hawkins-Attorney, Martin Steele-Environmental Health, Brad Cornelius-Planning Manager Karen Parker-Secretary, and Bill Stevens-Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mr. Cornelius made a motion to approve the minutes from January 22, 2007. Mrs. Webb seconded the motion, and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages project.

New Life Christian Church – Medium Development - Conceptual Review

Glen Schroeder, contractor and church member, was present and accompanied by J. Davis, engineer. The request is for conceptual approval to construct a 40' X 90' church to accommodate 150-175 members and change the existing residence to a fellowship hall for meetings. The property is located on C-462, approximately a quarter mile past the intersection of CR 127. A future church will be built within 10 years to accommodate any additional members. Mrs. Webb's comments consisted of providing the legal description, total acreage, property owner information, and surveyor contact information on the plans, providing a two-way 24' wide drive aisle on the plans, and providing the flood zone, zoning, and surrounding land uses on the plans. The committee inquired whether the City of Wildwood will be providing water or sewer to the site. Mr. Schroeder has met with the City, in which he indicated the City will be able to supply water and sewer, although the timing is uncertain. Mrs. Webb requested the plans show the handicap parking details, sign details, and handicap access to the building, indicate whether or not the proposed road will be paved, show a stop sign at the exit onto C-462, provide permits or exemptions from Sumter County Public Works and Southwest Florida Water Management District, and label the septic tanks and drain fields as proposed or existing. Mr. Cornelius, Mrs. Howard, and Mr. Hawkins had no comments. Mrs. Keenum inquired as to whether or not the septic drain field near the road would be utilized and whether the right-of-way acreage had been deeded to Sumter County. Mr. Schroeder confirmed the right of way would be provided. Mr. Steele's comments consisted of indicating which septic systems are proposed and existing. Mr. Steele and Mr. Schroeder discussed the permitting requirements that may be needed to provide potable water. Mr. Steele advised the applicant that if the City of Wildwood is not able to

provide water and sewer, he will need to permit potable water with either the Florida Department of Environmental Protection and/or the Environmental Health Department. Mr. Steele requested details concerning the existing septic at the one-story residence. Engineering comments from Mr. Ginn consisted of providing the name and address for the property owner, engineer, and project surveyor on the plans, clarifying the plan preparation date, clarifying the project engineer on the plans, providing the legal description for the subject parcel and clearly labeling the property boundary, providing a vicinity map as described in the Sumter County Land Development Code, providing flow arrows indicating the general flow patterns of the property, indicating whether or not the depressional feature west of the one-story brick residence is an existing sinkhole, providing the general soil types on the property along with the normal and wet season high water table information, and providing the location of the proposed storm water management facilities along with the general grading of the site conveying runoff to those facilities. The committee advised the applicant a permit or letter of exemption from the Southwest Florida Water Management District would be required. The applicant was advised to begin that process as soon as feasible since that process can be lengthy. Mr. Ginn stated additional information is needed showing all parking spaces, traffic circulation patterns, driveway connection onto C-462, and all traffic striping, labeling the proposed roadway width, roadway radii, parking space dimensions, aisle widths, and building ties to property lines to confirm compliance with the Sumter County Land Development Code. Mr. Ginn and Mr. Stevens discussed the need for right of way along C-462 due to future widening and sufficient right of way needing to be obtained. The Committee discussed the plan showing a drainfield along the right of way, that will need to be moved, and will need to maintain a 5' setback from the right-of-way; however, if the City supplies sewer connections, the drainfield will be unnecessary. Other requests from Mr. Ginn were indicating how fire protection would be provided, indicating the location of any proposed signs on the plans, providing a table indicating the following data: total project acreage, impervious and pervious acreage, maximum height of all structures, and number of seats in the sanctuary, labeling the width of the right-of-way area to be dedicated to Sumter County, removing the proposed septic drain field from the existing and future right-of-way area, confirming the existing well and water system use, and providing a traffic study. Mrs. Webb stated Fire Services' comments consisted of indicating the location of the church, and all existing fire hydrants and water lines on the plans. The committee explained to the applicant that if the City is unable to provide water facilities, a fire suppression plan will be needed, along with a source of water, such as a well or tank, will be needed on site. Public Works' comments consisted of indicating the twenty-five (25) foot road reservation shown on the plans being dedicated to the County for future roadway improvements to C-462 East and relocating the septic drain field shown on the plans to the area outside the additional twenty-five (25) foot right-of-way as requested. Mrs. Rogers asked whether Mr. Schroeder will be building the church, and if so, whether he is a licensed contractor, in which he stated he is a contractor licensed in Georgia, but not in Florida. Mr. Schroeder stated he was under the impression that he could build one structure in Florida without being licensed. Mrs. Rogers stated she would look into that issue and inform Mr. Schroeder of the results of her inquiry.

Mr. Cornelius moved to table this project to allow the applicant time to work with the County engineer and staff to address the outstanding issues, and to submit revised plans. Mr. Ginn seconded the motion, and the motion carried.

Mr. Ginn excused himself from the meeting.

VOS – Unit 134 – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 225-lot/6-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Hawkins, Mr. Steele, and Mr. Stevens had no comments. Mrs. Webb stated no comments from the Villages Public Safety Office had been received. There were no engineering related comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar and to any comments received from the Villages Public Safety Office. Mr. Stevens seconded the motion, and the motion carried.

VOS – Hillcrest Villas – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 51-lot/5-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Hawkins, Mr. Steele, and Mr. Stevens had no comments. Mrs. Webb stated no comments from the Villages Public Safety Office had been received. There were no engineering related comments.

Mr. Cornelius moved to approve the final plat subject to all comments being addressed on the revised mylar and to any comments received from the Villages Public Safety Office. Mrs. Keenum seconded the motion, and the motion carried.

VOS – Grovewood Villas – Major Development – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requested final plat approval to develop a 72-lot/3-tract subdivision. Mr. Bowsky stated all comments were received and will be addressed. Mrs. Webb, Mr. Cornelius, Mrs. Keenum, Mrs. Howard, Mr. Hawkins, Mr. Steele, and Mr. Stevens had no comments. Mrs. Webb stated no comments from the Villages Public Safety Office had been received. There were no engineering related comments.

Mrs. Webb moved to approve the final plat subject to all comments being addressed on the revised mylar and to any comments received from the Villages Public Safety Office. Mr. Cornelius seconded the motion, and the motion carried.

Mrs. Keenum moved to adjourn. Mr. Stevens seconded the motion, and the motion carried.

Meeting adjourned at 2:55 p.m.

The next meeting is scheduled for February 12, 2007.